

**JOHNSON CITY REGIONAL PLANNING COMMISSION
MINUTES
February 11, 2014**

MEMBERS PRESENT: Kevin Cole, Chairman
Joe Wise, Vice-Chairman
Greg Cox, Secretary
Dan Rutledge
Jenny Brock
Brenda Clarke
Jamie Povlich

MEMBERS ABSENT: John Hunter, Assistant Secretary
Jim Woods
Thomas Hord

STAFF PRESENT: Angie Carrier, Director of Development Services Dept.
Steve Neilson, Development Coordinator
Angie Charles, Senior Planner
Jessica Harmon, Planner
Laura Edmonds, Administrative Coordinator
Tim Seaton, Construction Inspector
Allen Cantrell, City Engineer
Jim Epps, City Legal Counsel

Chairman Cole called the meeting to order at 6:03 p.m. Commissioner Wise gave the invocation, and Chairman Cole led the Pledge of Allegiance.

The minutes of the regularly scheduled Planning Commission meeting on January 14, 2014, were approved by a 5 – 0 – 2 (Cole, Povlich) due to their absence at the previous meeting.

The first item on the agenda was to consider a Rezoning Request #979, for 365 N. Pickens Bridge Rd and 6385 Bristol Highway, RP-3 and B-4 to R-5. One of the properties, 365 Pickens Bridge Road, has 42 multi-family units on it and the other property, 6385 Bristol Highway, is vacant. The petitioners propose to expand the existing multi-family development onto the vacant property by constructing an additional 53 multi-family units. The petitioners are Mitch Cox and Shane Abraham.

Public Hearing was held.

Shane Abraham, 344 Heather View Road, made himself available to the commissioners for any questions or comments regarding the rezoning request.

Motion: Cox
Second: Wise

To recommend approval of Rezoning Request #979, for 365 N. Pickens Bridge Rd and 6385 Bristol Highway, RP-3 and B-4 to R-5.

The motion passed by a 7 – 0 vote.

The second item on the agenda was a request to consider a Zoning Map Amendment for the placement of the Corridor Overlay (CO) district along the N. Roan Street / Highway 36 corridor. The width of the overlay extends outward 300 feet from the edge of right-of-way. Staff conducted an informational meeting with property owners on February 5th. In addition, staff has received phone calls regarding the amendment in which informational questions were asked.

Public Hearing was held and no one spoke.

Motion: Wise
Second: Cox

To recommend approval of request to consider a Zoning Map Amendment for the placement of the Corridor Overlay (CO) district along the N. Roan Street / Highway 36 corridor.

The motion passed by a 7 – 0 vote.

The last item on the agenda was to consider amendments to Article 8 of the Zoning Ordinance– Floodplain Regulations. The State of Tennessee produces a model ordinance for cities to use as a guide for their floodplain regulations. The floodplain regulations currently in place are based off the 2006 state model ordinance. This update is to bring our regulations in compliance with the updated 2009 state model ordinance.

Public hearing was held and no one spoke.

Motion: Brock
Second: Povlich

To recommend approval of amendments to Article 8- Floodplain Regulations.

The motion passed by a 7 – 0 vote.

There being no further business, the meeting was adjourned at 6:24 p.m.

APPROVED:

SIGNED:

Kevin Cole, Chairman

Greg Cox, Secretary